

# CLEARWATER LARGO RD - WAREHOUSE - 6,905 SF

1731 Clearwater Largo Rd, Clearwater, FL 33756

Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAG0250209

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com

1731 CLEARWATER LARGO RD

EXCLUSIVELY  
LISTED BY

**GABRIEL PATERSON**

Associate Investments

Tampa

Direct: 813.387.4823

Gabe.Paterson@marcusmillichap.com

FL #SL3591954

**DEVIN GUILLIAMS**

Director Investments

Tampa

Direct: 813.387.4761

Devin.Guilliams@marcusmillichap.com

FL #SL3422521

  
**Marcus & Millichap**

1731 CLEARWATER LARGO RD


# TABLE OF CONTENTS

**5** EXECUTIVE SUMMARY

**11** PROPERTY INFORMATION

**16** MARKET OVERVIEW

  
Marcus & Millichap



# 01



## EXECUTIVE SUMMARY

Photos  
Photos  
Photos  
Offering Summary  
Investment Highlights

Marcus & Millichap









# OFFERING SUMMARY

1731 CLEARWATER LARGO RD




Listing Price

**\$1,104,800**



Pro Forma Cap Rate

**7.50%**



Price/SF

**\$160.00**

## FINANCIAL

Listing Price	\$1,104,800
Price/SF	\$160.00
Pro Forma Cap Rate	7.50%
Market Rent	\$12.00 NNN
Occupancy	Vacant

## PROPERTY

Square Feet	6,905 SF (9,000 SF Gross)
Lot Size	0.72 Acres (31,363 SF)
Year Built	1958
Office	9%
Clear Height	10.5'-14'
Grade Level Doors	10' x 12' (3) - 9' x 16' (1)



# CLEARWATER LARGO RD - WAREHOUSE - 6,905 SF

1731 Clearwater Largo Rd, Clearwater, FL 33756

---

## INVESTMENT OVERVIEW

Versatile Warehouse Property with Redevelopment Potential

Unlock the potential of this exceptional 9,000 gross SF warehouse located along the highly visible and heavily trafficked Clearwater Largo Road corridor. Spanning three fully improved and fenced parcels, the property features dual access points, ample outdoor space, and 250 feet of frontage— ideal for signage and visibility.

Currently operating as a warehouse, the site is well-suited for a variety of industrial uses including auto repair. However, it also sits within the Clearwater-Largo Road Community Redevelopment District, offering flexible zoning for mixed-uses.

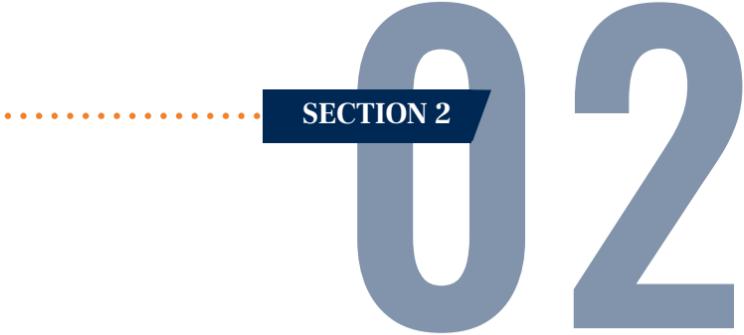
Whether you're an owner-user looking to run your business from a central location, or an investor seeking a value-add redevelopment opportunity, this site checks all the boxes. With abundant parking and room for outdoor activation, it would make an ideal location for a brewery, restaurant, or creative retail concept.

## INVESTMENT HIGHLIGHTS

9,000 SF of Gross Warehouse Space on 0.72 AC

250' Frontage to Clearwater Largo Rd - Seeing 17,600 VPD

Endless Opportunities as Part of Clearwater Largo Road Community Redevelopment District



SECTION 2



# PROPERTY INFORMATION

Property Details  
Regional Map  
Local Map  
Parcel Map

Marcus & Millichap



# 1731 CLEARWATER LARGO RD

## PROPERTY DETAILS

### SITE DESCRIPTION

Assessors Parcel Number	27-29-15-07920-006-0410 27-29-15-07920-006-0450 27-29-15-07920-006-0490
Zoning	CLR-CRD/Clearwater Largo Road Community Redevelopment District
Year Built	1958

### CONSTRUCTION

Framing	Concrete Block
Exterior	Concrete Block
Parking	0.72 AC
Roof	Blt Up Metal/Gypsum
Floor Support	Slab On Grade

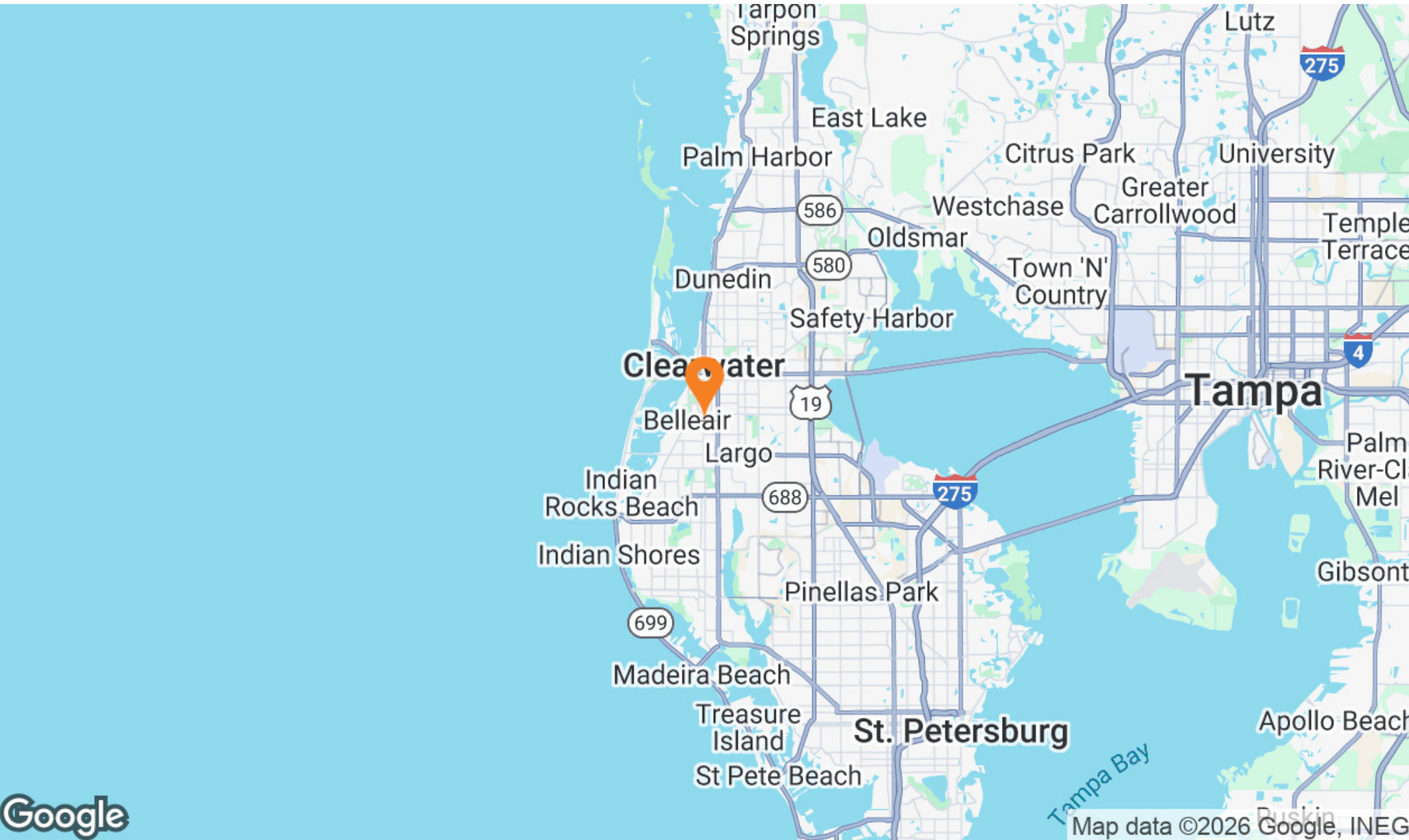
### UTILITIES

Electric	3p/200a/240v (Duke Energy)
Water	City of Largo
Septic	Yes
HVAC	No



# 1731 CLEARWATER LARGO RD

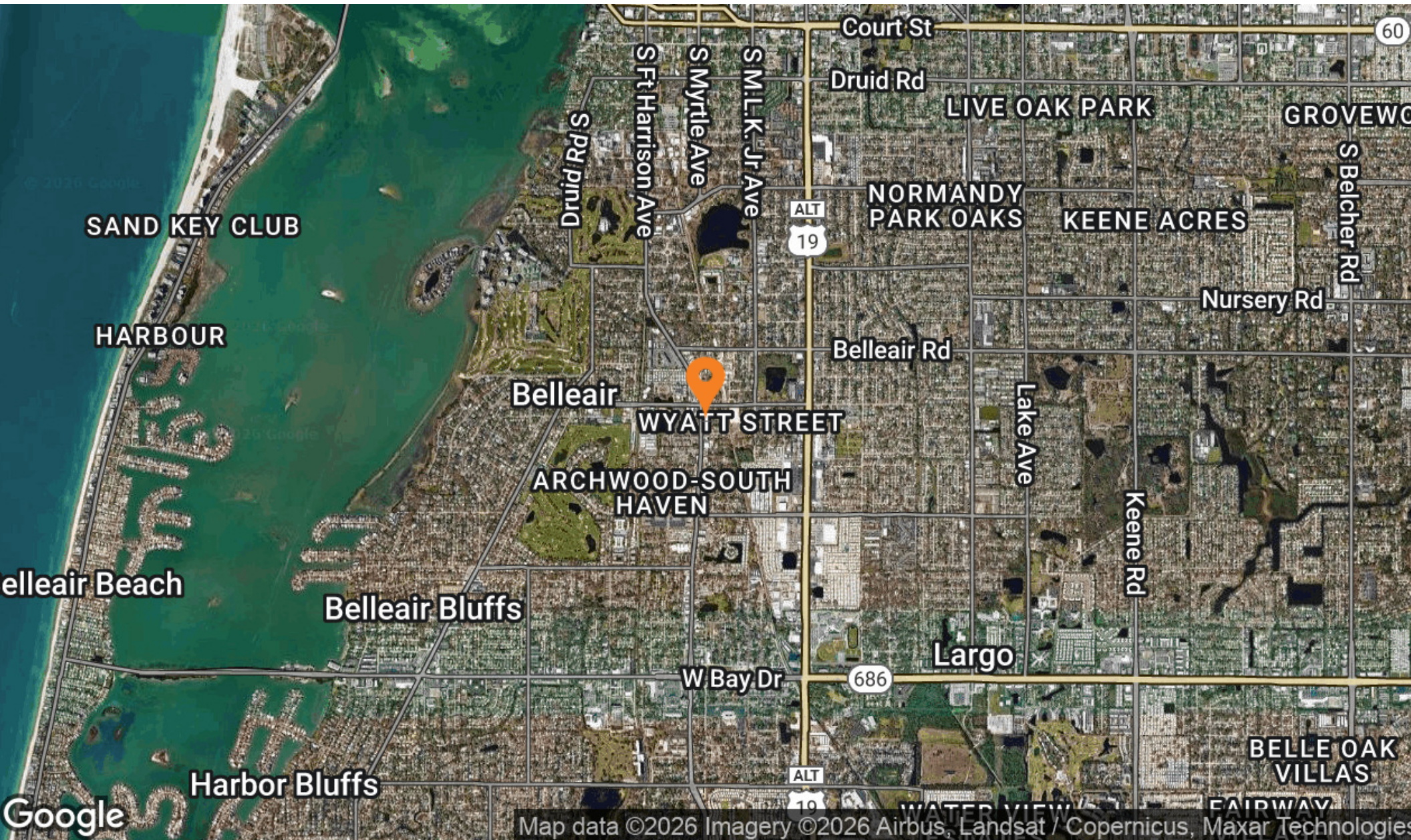
REGIONAL MAP



Map data ©2026 Google, INEGI

# 1731 CLEARWATER LARGO RD

LOCAL MAP







## SECTION 3



# MARKET OVERVIEW

Market Overview  
Demographics  
Broker of Record

Marcus & Millichap



# 1731 CLEARWATER LARGO RD

MARKET OVERVIEW

## TAMPA-ST. PETERSBURG

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

### METRO HIGHLIGHTS



#### FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



#### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



#### DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

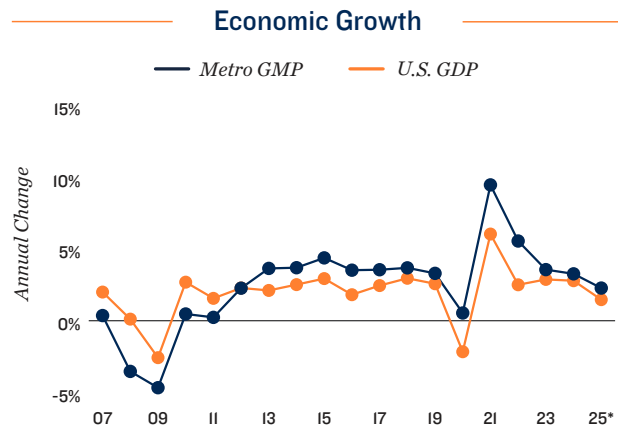


# 1731 CLEARWATER LARGO RD

## MARKET OVERVIEW

### ECONOMY

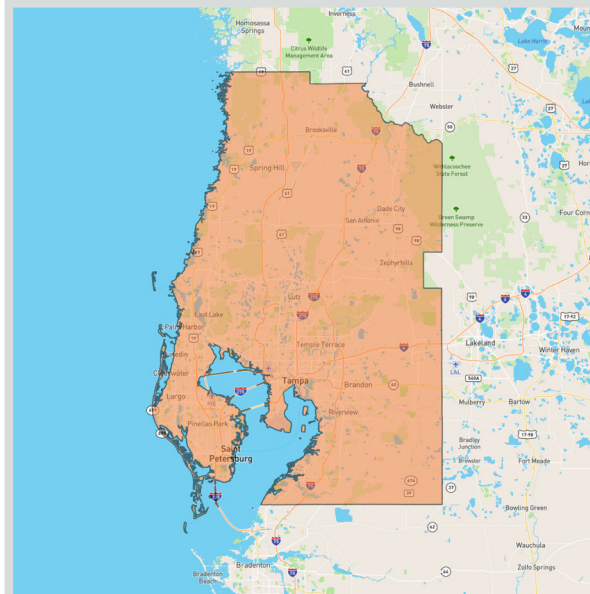
- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.



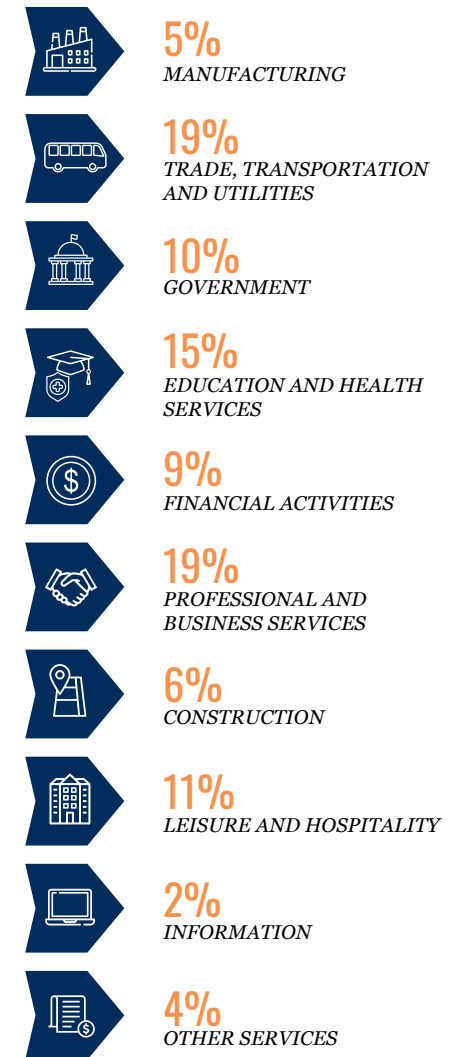
\*Forecast

### MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc



### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# 1731 CLEARWATER LARGO RD

## MARKET OVERVIEW

### DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 65 percent is slightly above the national rate; the median home price, \$411,000, is more than 3 percent above the U.S. median.
- Roughly 20 percent of residents hold bachelor's degrees, with more than 10 percent having also attained a graduate or professional degree.

### QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

### SPORTS

Baseball | **MLB** | Tampa Bay Rays  
Football | **NFL** | Tampa Bay Buccaneers  
Hockey | **NHL** | Tampa Bay Lightning  
Soccer | **MLS** | Tampa Bay Rowdies



### EDUCATION

- Eckerd College
- St. Petersburg College
- The University of Tampa
- University of South Florida

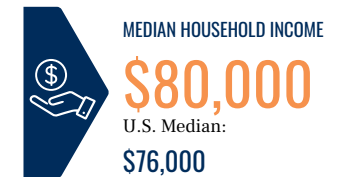
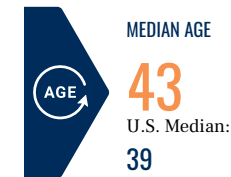
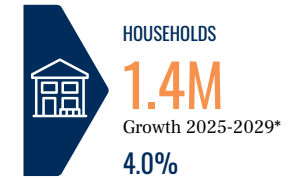
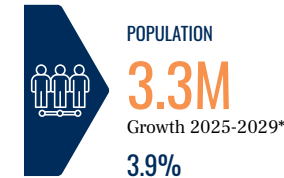


### ARTS & ENTERTAINMENT

- Busch Gardens
- The Florida Aquarium
- Museum of Science and Industry
- Museum of Fine Arts, St. Petersburg
- Straz Center for the Performing Arts

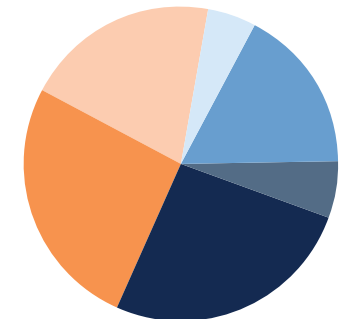
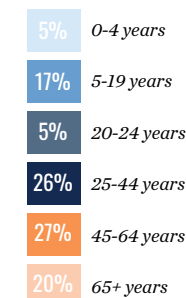


### QUICK FACTS



\* Forecast

### 2025 Population by Age



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# 1731 CLEARWATER LARGO RD

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	14,745	98,732	232,632
<b>2025 Estimate</b>			
Total Population	14,397	98,023	231,787
<b>2020 Census</b>			
Total Population	14,130	98,692	234,221
<b>2010 Census</b>			
Total Population	14,596	94,569	224,484
<b>Daytime Population</b>			
2025 Estimate	12,023	123,655	267,049
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	6,758	46,676	109,464
<b>2025 Estimate</b>			
Total Households	6,590	46,264	108,827
Average (Mean) Household Size	2.2	2.1	2.1
<b>2020 Census</b>			
Total Households	6,268	45,479	107,606
<b>2010 Census</b>			
Total Households	6,509	43,209	102,537

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	5.7%	6.8%	6.9%
\$150,000-\$199,999	5.2%	7.2%	7.7%
\$100,000-\$149,999	12.2%	15.5%	16.2%
\$75,000-\$99,999	12.3%	14.3%	14.2%
\$50,000-\$74,999	16.7%	17.1%	17.3%
\$35,000-\$49,999	14.9%	12.0%	12.6%
\$25,000-\$34,999	8.9%	8.5%	8.2%
\$15,000-\$24,999	9.3%	7.9%	7.2%
Under \$15,000	14.7%	10.8%	9.7%
Average Household Income	\$74,283	\$86,860	\$89,318
Median Household Income	\$57,310	\$70,365	\$72,140
Per Capita Income	\$34,229	\$41,083	\$41,955
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	14,397	98,023	231,787
Under 20	20.6%	17.0%	16.8%
20 to 34 Years	17.6%	16.2%	17.2%
35 to 39 Years	6.0%	5.5%	5.8%
40 to 49 Years	10.6%	10.4%	10.9%
50 to 64 Years	20.6%	22.0%	22.0%
Age 65+	24.6%	29.0%	27.3%
Median Age	45.0	49.0	48.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	10,713	77,040	182,074
Elementary (0-8)	5.4%	3.2%	3.0%
Some High School (9-11)	4.8%	5.8%	5.7%
High School Graduate (12)	33.3%	30.6%	29.7%
Some College (13-15)	21.0%	20.8%	21.7%
Associate Degree Only	9.8%	10.0%	10.2%
Bachelor's Degree Only	18.3%	19.1%	19.4%
Graduate Degree	7.4%	10.5%	10.4%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	26.0	25.0	25.0

# 1731 CLEARWATER LARGO RD

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 231,787. The population has changed by 3.25 percent since 2010. It is estimated that the population in your area will be 232,632 five years from now, which represents a change of 0.4 percent from the current year. The current population is 48.4 percent male and 51.6 percent female. The median age of the population in your area is 48.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,954 people per square mile.



### HOUSEHOLDS

There are currently 108,827 households in your selected geography. The number of households has changed by 6.13 percent since 2010. It is estimated that the number of households in your area will be 109,464 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.1 people.



### INCOME

In 2025, the median household income for your selected geography is \$72,140, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 72.57 percent since 2010. It is estimated that the median household income in your area will be \$83,054 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$41,955, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$89,318, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 118,748 people in your selected area were employed. The 2010 Census revealed that 64.5 percent of employees are in white-collar occupations in this geography, and 16.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



### HOUSING

The median housing value in your area was \$327,093 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 65,747.00 owner-occupied housing units and 36,796.00 renter-occupied housing units in your area.



### EDUCATION

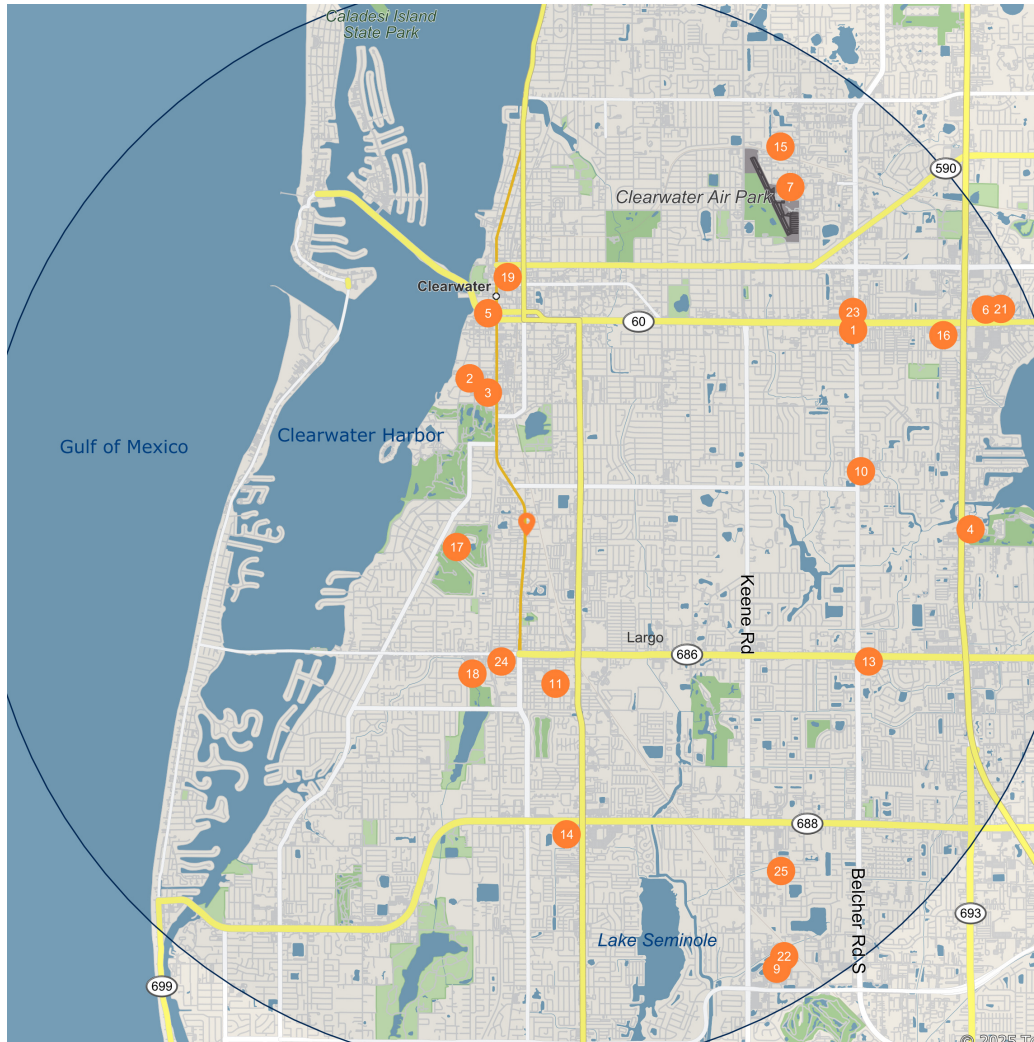
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 28.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.4 percent in the selected area compared with the 19.6 percent in the U.S.

# 1731 CLEARWATER LARGO RD

## DEMOGRAPHICS



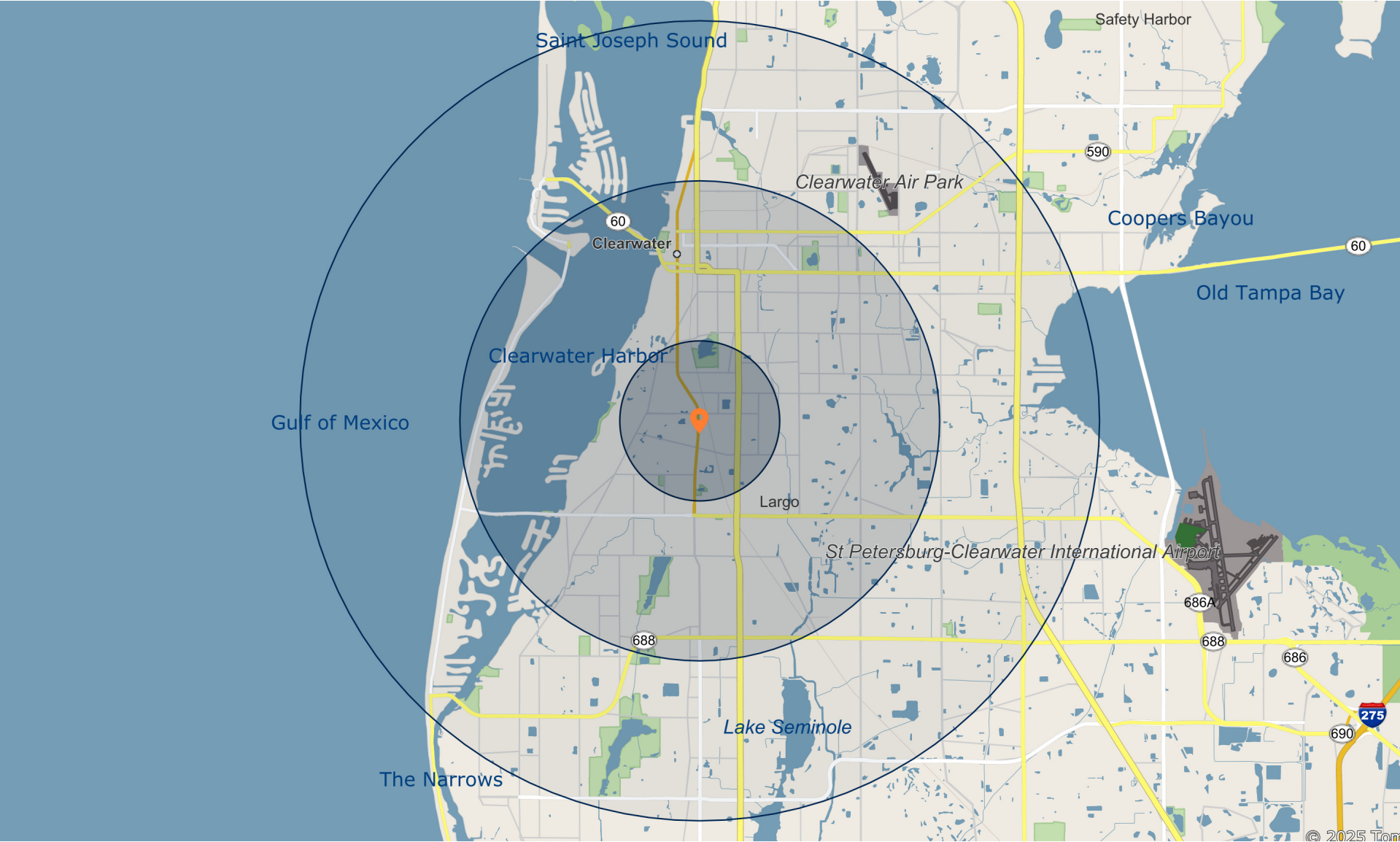
### Major Employers

### Employees

1	Bob Evans Farms Inc-Bob Evans Farms Restaurant	3,167
2	Morton Plant Hospital Assn Inc-Morton Plant Hospital	2,100
3	Morton Plant Mase Hlth Care In-	1,800
4	Baycare Health System Inc-Information Services Dept	1,618
5	County of Pinellas-Board of County Commissioners	1,400
6	Twts Holdings LLC-	1,090
7	Gdp Prop LLC-	1,038
8	Baycare Health System Inc-	876
9	Linvatec Corporation-Conmed Linvatec	835
10	Charles Rutenberg Realty Inc-	800
11	Pinellas County Public Schools-P C S	750
12	Bamko LLC-	729
13	Harden Healthcare Services LLC-	721
14	County of Pinellas-Sheriffs Office	690
15	Instrument Transformers LLC-	642
16	Nurses Choice Inc-	600
17	Interim Healthcare Inc-Interim Services	559
18	Largo Medical Center Inc-Largo Med Ctr Indian Rcks Cmpu	544
19	Knowbe4 Inc-	520
20	Superior Group Companies Inc-Superior Surgical Intl	501
21	Synergy Inc-	458
22	Johnson Controls Inc-	444
23	Florida Concerned Care LLC-Right At Home Central Pinellas	425
24	Sunshine Ace Hardware Inc-Ace Hardware	416
25	Compass Group Usa Inc-Canteen Paradyne 38471	408

# 1731 CLEARWATER LARGO RD

DEMOGRAPHICS



..... 1731 CLEARWATER LARGO RD

# BROKER OF RECORD

## **RYAN NEE**

Florida

(954) 245-3400

License: FL BK3154667

  
Marcus & Millichap